

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 6, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 6, 1976, at 7.35 p.m. at the Kitsilano Secondary School, 2550 West 10th Avenue, Vancouver, B.C., for the purpose of holding a Public Hearing to amend the Zoning and Development By-Law.

PRESENT: Alderman Boyce (Deputy Mayor)
Aldermen Bird, Bowers, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney
and Volrich

ABSENT: Mayor Phillips (Civic Business)

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Harcourt

THAT the Council resolve itself into Committee of the Whole, Alderman Boyce in the Chair, to consider proposed amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

REZONING APPLICATIONS

1. Former CPR Right-of-Way - Area Generally located between Arbutus and Chestnut Streets, approximately 300 feet North of Cornwall Avenue

Consideration was given to the application received from Mr. Jim Lowden on behalf of Marathon Realty Co. Ltd., to rezone Lots A-J, D.L. 526, Plan 15855, being the former CPR Right-of-way and the area generally located between Arbutus and Chestnut Streets, approximately 300 feet north of Cornwall Avenue from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District.

The proposed (CD-1) By Law will restrict the form of development as follows:

1. USES: Townhouses not to exceed 3 dwelling units on Lots A - H, D.L. 526, Plan 15855, and not to exceed 5 dwelling units on Lots I - J, D.L. 526, Plan 15855
Off-Street Parking
and Customarily Ancillary Uses.
2. FLOOR SPACE RATIO: Shall not exceed:
 - (a) 1.2 on each lot of Lots A to H, D.L. 526, Plan 15855;
 - (b) 1.25 on each lot of Lots I to J, D.L. 526, Plan 15855and to be measured in accordance with the (RS-1) One-Family Dwelling District Schedule.
3. HEIGHT: Not to exceed 3 storeys plus cellar nor 30 feet

cont'd....

Former CPR Right-of-Way - Area Generally
located between Arbutus & Chestnut Streets
approximately 300 feet North of Cornwall
(cont'd)

4. OFF-STREET 1 off-street parking space shall be
PARKING: provided for each dwelling unit.

Conditions attached to any approval of the application are as follows:

- a) That the detailed scheme of development be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress and off-street parking, garbage collection facilities and provision of useable outdoor space.

That prior to the enactment of the (CD-1) By-Law the owner is to comply with the following conditions:

- i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction
- ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City.
- iii) That the owner submit a satisfactory undertaking to Council in writing to give the City \$60,000.00 of which \$33,000.00 will be used to pay the City's share of undergrounding the B.C. Hydro line on Creelman Avenue and the remaining \$27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, the approval granted at the Public Hearing shall expire.

- b) Further recommended that when the (CD-1) By-Law is enacted, that Council resolve to make an application under the Provincial "Power and Telephone Line Beautification Fund Act" to underground the B.C. Hydro line on Creelman Avenue.
- c) The Director of Planning further recommends:

That Section 2 of the (CD-1) By-Law be amended by adding the words "each lot of" and be inserted immediately before the words "Lots A to H" and Lots I to J".

The application is recommended for approval by the Director of Planning and the Vancouver City Planning Commission.

Delegations were heard as follows:

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| Mr. Bruce Yorke | - asked several questions, and answers were given by the officials |
| Mr. Steve Zibin
(2023 Creelman) | - appeared asking clarification of conditions attached to this rezoning, and expressed concern about any proposal to establish overhead power lines in the area. |

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Former CPR Right-of-Way - Area Generally
located between Arbutus & Chestnut Streets
approximately 300 feet North of Cornwall
(cont'd)

Mr. Klaus Schmid
(1365 Laburnum)

- expressed concern respecting overhead wiring and felt that Marathon Realty should be required to pay for the underground wiring involved.

He also felt that the Company still should be required to grant the City a lot as was in the original proposal.

Mr. Schmid pointed out that the Right-of-Way was thought to be zoned (RT-2) but it now appeared that the zoning was, in fact, (RS-1). (This was confirmed by the Planning Department).

Mr. Garfield Cross

- appeared expressing strong opposition to any overhead wiring and said wiring should be put underground by Marathon Realty.

After further discussion, it was

MOVED by Ald. Rankin,

THAT this application be deferred for discussion later this evening after studying the application for rezoning in respect of Kitsilano Point.

- CARRIED UNANIMOUSLY

2. Kitsilano Point Zoning - Area Generally bounded by Ogden, Chestnut, Cornwall, Arbutus to McNicoll Streets and Maple Street, excluding the former CPR Right-of-Way
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Consideration was given to the application of the Director of Planning to rezone the area generally bounded by Ogden, Chestnut, Cornwall, Arbutus to McNicoll Streets and Maple Street, excluding the former CPR Right-of-Way.

- i) To establish a new District Schedule to be known and described as (RT-2A) Two-Family Dwelling District (Duplex and Semi-Detached).
- ii) To rezone the lands generally bounded by Chestnut Street, Ogden Avenue, Arbutus Street and the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) **from** (RT-2) Two-Family Dwelling District to (RT-2A) Two-Family Dwelling District.
- iii) To rezone the lands generally bounded by Arbutus Street, the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) southern approaches to the Burrard Bridge and Cornwall Avenue, excluding the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street, **from** (RM-3A) Multiple Dwelling District to (RM-3A1) Multiple Dwelling District.
- iv) To rezone the lots approximately 60 feet north of Cornwall Avenue between Maple Street and approximately 132 feet east of Cypress Street **from** (C-2) Commercial District to (C-2B) Commercial District.

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Kitsilano Point Zoning
(cont'd)

The application is recommended for approval by the Director of Planning and the Vancouver City Planning Commission.

In the information submitted by the Planning Department, the differences between (RT-2) Two-Family Dwelling District and the proposed (RT-2A) Two-Family Dwelling District are noted.

Delegations were received as follows:

Mr. Steve Zibin
(2023 Creelman) - expressed concern that developments in this area should conform to the character of the housing round about, in order to ensure compatibility.

Mr. Zibin made other comments.

At this point, it was noted that some changes had taken place in the information before Council at this meeting to that which was furnished a month previously for the public.

Considering the need for general availability of up-to-date information on both the application involving the CPR Right-of-Way and the application in respect of the Kitsilano Point area, it was

MOVED by Ald. Cowie,
THAT this Public Hearing in respect of the various zoning matters before Council at this date be adjourned until such time as full and up-to-date information in each case is available for Council and the public.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:20 p.m. to reconvene on these rezoning applications and to continue this Public Hearing at some future date, when full and up-to-date information in respect of the applications will be available to the Council and the public.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 6, 1976, adopted on May 18, 1976.

A. Phillips
MAYOR

B. D. Little
CITY CLERK